

This section describes the existing and proposed land uses on the project site and surrounding properties, as well as land use designations and policies. Section 15125(d) of the California Environmental Quality Act (CEQA) Guidelines states, “the EIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans.” Inconsistencies with land use plans and changes to demographics resulting from new development do not necessarily cause direct adverse physical environmental effects; however, indirect physical environmental effects such as population-driven traffic or air quality impacts could occur. These indirect physical environmental effects are analyzed in the technical sections of this Draft EIR. As such, this section differs from the analyses in other sections of the EIR in that plan consistencies and land use compatibility are described, but no environmental impacts are identified and no mitigation measures are provided.

3.1 EXISTING SETTING

PROJECT SITE

Project parcels are divided by the existing, paved Creeks End Court, which provides access to the existing residences north of the site (The Estates at Squaw Creek). The project site is currently undeveloped and is characterized as relatively undisturbed mixed conifer forest with scattered granitic outcroppings.

SURROUNDING LAND USES

The project is located at the entrance to Squaw Valley, which provides summer and winter recreational opportunities, resort accommodations, and both year-round and vacation housing. Land uses adjacent to the project site include single-family residential development to the north (The Estates at Squaw Creek); State Route (SR) 89 and the Truckee River to the east; commercial development including a convenience mart and ski rental business to the southeast; Squaw Valley Road and an electrical substation to the south; and Squaw Creek and single-family residential development to the west. Squaw Valley Academy, a private boarding high school, is located southwest of the site just south of Squaw Valley Road.

LAND USE PLANS

Placer County General Plan

The Placer County General Plan was updated and adopted in 2013. It consists of the Countywide General Plan (a policy document and a land use diagram) and a set of community plans (including one area plan) covering specific areas of the unincorporated county, such as Squaw Valley. The Countywide General Plan provides an overall framework for development of the county and protection of its natural and cultural resources. The goals and policies contained in the Countywide General Plan are applicable throughout the county, except to the extent that County authority is preempted by cities within their corporate limits.

The goals and policies contained in the community plans are intended to supplement and elaborate on the goals and policies of the Countywide General Plan; they do not supersede them. The community plan land use diagram is the only applicable diagram in a community plan area.

3.0 LAND USE AND PLANNING

The Countywide General Plan's land use-related policies that are relevant to the proposed project are listed in **Table 3.0-1**, along with a discussion of whether the proposed project would be inconsistent with any of those policies. As the analysis in **Table 3.0-1** indicates, the proposed project would not result in any inconsistencies with applicable General Plan policies.

**TABLE 3.0-1
PLACER COUNTY GENERAL PLAN POLICIES**

Policy Number	Policy	Analysis
Land Use Element		
1.A.1	The County will promote the efficient use of land and natural resources.	The proposed project is consistent with the land use designation for the site and would not constitute an inefficient use.
1.A.4	The County shall promote patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.	The project site is in Squaw Valley, an area already served by existing infrastructure and services.
1.B.1	The County shall promote the concentration of new residential development in higher-density residential areas located along major transportation corridors and transit routes.	The project site is in a residential area, with direct access to SR 89 from Squaw Valley Road.
1.B.3	The County shall encourage the planning and design of new residential subdivisions to emulate the best characteristics (e.g., form, scale, and general character) of existing, nearby neighborhoods.	The project would be subject to design review to ensure the project is compatible in character to surrounding development.
1.B.5	The County shall require residential project design to reflect and consider natural features, noise exposure of residents, visibility of structures, circulation, access, and the relationship of the project to surrounding uses. Residential densities and lot patterns will be determined by these and other factors. As a result, the maximum density specified by General Plan designations or zoning for a given parcel of land may not be realized.	The project would result in densities that are less than the maximum allowed by the General Plan. The project takes into consideration the natural features of the site associated with on-site trees, rock outcroppings, Squaw Creek, and topography.
1.B.6	The County shall require new subdivided lots to be adequate in size and appropriate in shape for the range of primary and accessory uses designated for the area.	The proposed lot sizes are appropriate for the proposed residential uses.
1.B.7	The County shall require residential subdivisions to be designed to provide well-connected internal and external street and pedestrian systems with clear, unobstructed pedestrian paths of travel.	The proposed project's access would be from existing roadways (Squaw Valley Road and Creeks End Court). The project would provide an on-site trail system (see Figure 2.0-3).
1.B.8	The County shall discourage the development of isolated, remote, and/or walled residential projects that do not contribute to the sense of community desired for the area.	The proposed project would consist of infill along Creeks End Court and would not include any walls that would isolate the project.
1.B.9	The County shall require that all residential development provide private and/or public open spaces in order to insure that each parcel contributes to the adequate provision of light, air, and open space.	Approximately 14.87 acres of the proposed project would be retained in open space.

Squaw Valley General Plan and Land Use Ordinance

The Squaw Valley General Plan and Land Use Ordinance was prepared to implement County General Plan policies in place at the time the plan was prepared in 1983. While the plan does not contain specific land use policies, it includes five overarching planning goals (guidelines) consistent with the intent of the conservation and development practices of the County General Plan, as follows:

- 1) Both the quality and quantity of development must be planned to conserve, protect, and enhance the aesthetic, ecological, and environmental assets of Squaw Valley.
- 2) Future development in Squaw Valley should occur only where public facilities and services, including transportation, can be efficiently provided.
- 3) Intense utilization of already disturbed areas shall be promoted and preferred to fringe development or non-contiguous development of previously undisturbed areas.
- 4) Decisions regarding future development should be based upon sound social, economic, and environmental practices.
- 5) In planning for future growth and development in Squaw Valley, an optimum balance of activities and facilities, which recognizes the strengths, weaknesses and inter-relationships of various segments of the Truckee-Squaw Valley and Tahoe area economies should be encouraged.

As it relates to the proposed project, the Squaw Valley General Plan states that it is a goal of the plan to “provide a mix of housing types for all segments of the population which will contribute to the development of a dynamic year-round community.”

The residential land use designations contained in the plan are divided into two general categories, based on potential density, location, and proximity to available public services, access, and natural characteristics of the site. Section 200 defines land use districts and development standards for each district. The land use designation and zoning district for the project site is High Density Residential–Density Factor 20 (HDR DF-20).¹ Section 246 defines the purpose of the High Density Residential district a providing for a variety of residential development relying on the planned unit development concept to create desirable living environments. This district allows flexibility in the design of residential projects. As stated in Squaw Valley General Plan Section 246, the planned unit development concept is required as a means of minimizing the geographic area affected by development activity and to reduce adverse impacts related to vegetation removal, erosion, and reduction of wildlife habitat. Single-family dwellings are a permitted use in the district. Under the HDR designation, Section 246.24 establishes the maximum density factor (land use intensity) as 25 bedrooms per acre. However, the project site's designation has a density factor of 20 (20 bedrooms per acre), and with a 35% density bonus could allow for 399 bedrooms.

¹ Section 112.10 establishes that the maximum allowed number of units in any given residential project is to be expressed in terms of the number of bedrooms (indicated on the land use plan by a Density Factor [DF]) per acre. The County has determined that the total number of bedrooms in a project is a more accurate determinant of potential impacts on public services and resources than are dwelling units due to the wide variation in size of a single dwelling unit.

3.0 LAND USE AND PLANNING

The proposed project is within this development potential with 63 proposed residential units and the potential of 230 bedrooms. Even if the 17 second units were to be built on the project site, the project would still be within the development allowed in the Squaw Valley General Plan.

Placer County Municipal Code

Section 17.54.080 of the Placer County Municipal Code provides development standards and allowable land uses with which a project must be consistent to qualify as a Planned Residential Development (PRD). These development standards include the following:

B. Applicability and Development Standards

1. Where Permitted. A planned residential development (PD) consistent with the provisions of this section may be permitted only on a site to which the planned residential development (-PD) combining district is applied (Section 17.52.120) or where the zone district allows condominiums or townhouses or other types of attached for sale units.

While the zoning of the project site does not include a planned residential development (-PD) combining district, the HDR DF-20 does allow for condominiums, townhouses and other types of attached for sale units. Therefore, the project would be consistent with this requirements.

2. Development Standards. Within a planned residential development, lot size, bulk or type of dwelling, density, lot coverage and required open space shall be subject to the provisions of this section rather than to the requirements of the applicable zone district established by Articles 17.06 through 17.52 of this chapter. The number of dwelling units to be permitted shall be determined by considering a number of factors related to the specific site, the specific content of the proposed project, the base zoning, and the provisions of this section. All other features of PD development shall comply with requirements of the applicable zone district and other applicable provision of this chapter.

As a part of processing the application for the proposed project the County has reviewed the proposed site plan and project details to ensure that it complies with all applicable development standards. **Table 2.0-2** provides the land use calculations for the proposed project consistent with the requirements of this chapter.

3. Community Plan Consistency. All PDs shall be consistent with the goals and policies of the Placer County general plan, or any applicable specific or community plan.

As demonstrated previously in this section, the proposed project would be consistent with the applicable goals and policies of the Placer County general plan and the Squaw Valley General Plan and Land Use Ordinance.

- ##### C. Allowable Land Uses.
- The following land uses may be allowed in a planned residential development, provided that the conditional use permit authorizing the PD (see Section 17.54.090) shall specify the permitted uses and may restrict the uses allowed to one or more of the uses allowed in the underlying zone to which the -PD combining district is applied.

1. Any use permitted in the zone applicable to the site;

2. Any of the land uses identified by Section 17.060.050(D) (Land use and permit tables) as residential uses or recreational uses, except for farmworker dwelling units and farmworker housing complexes.

The proposed residential development would be a permitted use in the HDR DR-20 zone subject to a conditional use permit.

3.2 LAND USE COMPATIBILITY

Table 3.0-2 identifies the existing and planned land uses for the project site and adjacent parcels.

**TABLE 3.0-2
EXISTING LAND USE AND LAND USE DESIGNATIONS**

Location	Existing Land Use	Squaw Valley General Plan and Land Use Ordinance Designation
Project site	Vacant	HDR DF-20 High Density Residential–Density Factor 20
Northeast	Single Family Residential	LDR Low Density Residential–Density Factor 10
North/Northwest	Squaw Creek Corridor	CP Conservation Preserve
Southeast	Commercial/Retail	EC Entrance Commercial
South	Vacant Multi-Family Residential	FR Forest-Recreation HDR DR-25 High Density Residential–Density Factor 25
Southwest	Private School and SVPSP Fire Station	EC Entrance Commercial

As shown in **Table 3.0-2**, the project area is characterized by residential and residential-serving commercial and public uses. The project proposes the development of similar residential uses and is consistent with the existing General Plan land use designation for the site. Therefore, the project would generally be considered compatible with the existing land uses and character of the area.

The project proposes single-family residential units along the site's northern boundary, which would be compatible with the existing single-family residences to the north (The Estates at Squaw Creek). Additionally, the proposed site plan provides an open space parcel along the northern boundary to provide a buffer between proposed and existing residences. Therefore, the project would be considered compatible with the existing uses to the north.

The project proposes single-family residential units in the northwestern portion of the site adjacent to the Squaw Creek corridor. This portion of the site is proposed for division into three large parcels to preserve the natural character of the stream corridor and would be considered compatible with existing adjacent uses. The project proposes higher-density residential uses along the site's southeastern and southern boundaries.

3.0 LAND USE AND PLANNING

REFERENCES

Placer County. 1983. 1983 Squaw Valley General Plan and Land Use Ordinance.

———. 2013. Placer County General Plan.

———. 2015. Village at Squaw Valley Specific Plan Draft EIR.